

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 29, 2003, GAIL NEWTON AND DENNIS NEWTON, WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to MATTHEW E. HADDOCK, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY, LLC, in payment of a debt therein described. The Deed of Trust was filed in the real property records of COLLIN COUNTY, TX and is recorded under Clerk's File/Instrument Number 2003-0180359, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **November 1, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Collin** county, pursuant to Section §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.


Said Real Estate is described as follows: In the County of Collin, State of Texas:

LOT 1, BLOCK D, WATERFORD PARKS, PHASE ONE, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET M, SLIDE 461, PLAT RECORDS, COLLIN COUNTY, TEXAS.

Property Address: 1011 BISCAYNE COURT  
ALLEN, TX 75013  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Noteholder: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE  
FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2004-BC1  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

  
SUBSTITUTE TRUSTEE  
ROBERT ORTOLANI OR DEAC CAUFIELD OR  
ALISON GRANT OR GREG BERTRAND OR CHERYL  
HARRIS OR SHELLEY ORTOLANI OR LIZ HACH OR  
MITCH JORDAN OR BOB DICKERSON OR PHILLIP  
PIERCEALL OR CRAIG MUIRHEAD OR CLAY  
GOLDEN OR DOUG RODGERS OR WENDY  
LAMBERT OR ROSS BANDY OR TRAVIS KADDATZ  
OR TROY ROBINETT OR TERRY WATERS OR  
ROBERT AGUILAR OR FREDERICK BRITTON OR  
BRADLEY ROSS OR EVAN PRESS OR MATT  
HANSEN  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**FILED**  
**2016 SEP 26 PM 1:40**  
STACY KEMP  
COUNTY CLERK  
COLLIN COUNTY, TEXAS  
BY:  DEPUTY

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.**